









A stunning two bedroom ground floor apartment, situated in Brommarsh Court; within this desirable Marina Development known as North Haven. The beautifully appointed private accommodation includes a hall and a superb lounge, enjoying a dual aspect that opens through to an impressive kitchen, fitted with an excellent range of contemporary units, wood worksurfaces, breakfast bar and integrated appliances. There are two bedrooms and a modern bathroom/wc. Externally there is a designated parking space which is located directly outside the front door of the apartment block and there are also well maintained communal gardens. The property is just a 2 minute walk to Marina, ideally positioned for local amenities, as well as being within close proximity to the award winning blue flag beaches and offers transport connections to Sunderland City Centre and surrounding areas. Available with no upper chain involved, viewing is essential to appreciate the quality of accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Part glazed door to

## Communal Entrance

Phone entry system.

## Apartment Entrance Hall



Radiator and storage cupboard.

## Lounge 16'11" x 12'0"



Two double glazed windows to dual aspects and double radiator, open plan to

## Kitchen 11'6" x 6'9"



Recently fitted contemporary kitchen with wall and base units with wood effect working surfaces over incorporating sink and drainer unit, breakfast bar, integrated gas hob with extractor hood over and eye level electric oven and grill, integrated fridge freezer and space for washing machine.

## Bedroom 1 12'4" x 13'6"



Double glazed window and double radiator.

## Bedroom 2 9'8" x 8'7"



Double glazed window and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Modern suite comprising of a low level WC, pedestal washbasin and panel bath with overhead shower and glass screen - white suite, radiator.

## Outside



Designated parking space belonging to this individual apartment.

## Council Tax Band

The Council Tax Band is Band C

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor there is 969 years remaining. The service charge is £1200 per

annum which includes the ground rent.

Ground rent review period (year/month) - to be confirmed  
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

## Important Notice

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-  
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Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Please note that in the event the purchaser uses the

services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £210.00 by Movewithus Ltd.

## Sea Road Viewings

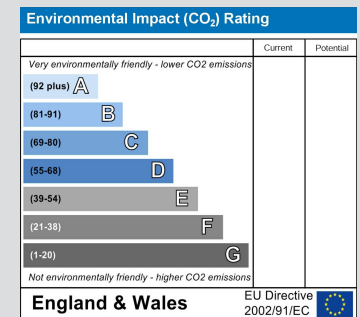
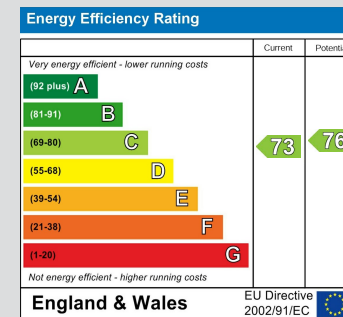
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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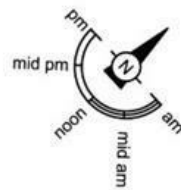
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Approximate Floor Area  
(57.95 sq.m)

35 Brommarsh court